



TOWN OF WEST HARTFORD

AGENDA ITEM SUMMARY

To: Town Council

From: Matt Hart, Town Manager

Date: 9/12/2017

CC: P. Alair, K. Boneham, M. McGovern, T. Dumais

Subject: Application on behalf of Udolf Mayflower 2 LLC and Udolf Mayflower LLC, requesting change of underlying zone for 14 Mayflower Street

Background: An Application was filed by Attorney Robin Messier Pearson, on behalf of Udolf Mayflower 2 LLC and Udolf Mayflower, LLC to change the underlying zone of 14 Mayflower Street from RM-3, Multi-Family Residence District, to RP, Residence Parking District. The property is currently unimproved, zoned for multi-family residential, and abuts two commercial zoned shopping centers. The stated purpose of the application is to rezone the property to RP and develop a new 16 space parking lot with associated site landscaping, lighting and trash enclosure all of which are intended to support the existing commercial uses located at 1150 and 1160 New Britain Avenue.

It is worth noting that this zoning amendment is somewhat uncommon in that it does not include a SDD overlay. As such, the Council is only acting on the change to the underlying zone and not the associated site plan. Future development of the parking lot is subject to Site Plan review and approval by the Town Planner. Because of this, it is also worth referencing the purpose and definition of the RP zone: *for the development of parking facilities adjacent to business and industrial districts, where the extension of other business activities would be detrimental to adjacent residential areas. A high degree of control over the parking layout is necessary because of the proximity of parking and residential uses.*

Operational Impact: The proposed zoning map amendment is not anticipated to have any operational impacts on the Town.

Financial Impact: There is no direct fiscal impact on the fiscal year 2018 budget. An initial, albeit, minimal fee revenue of \$800 will be collected as part of the required permitting fees for this type of land use application. If the application is approved by the Council and the improvements are constructed as proposed, it is anticipated that the property will see a small increase in its assessed value resulting in a small increase in the Town's Grand List.

Legal Review: The Corporation Counsel's Office will need to review the final version of the ordinance for its form and legality prior to public hearing.

Recommendation: Receive the application; immediately refer to the Town Plan and Zoning Commission for their required review; and schedule for Public Hearing within not less than thirty nor more than sixty days.

Attachments:

- 1) Application narrative and supporting information
- 2) Application plan set

ALTER
PEARSON, LLC
ATTORNEYS AT LAW

Robin Messier Pearson
rpearson@alterpearson.com

August 18, 2017

HAND DELIVERED

Honorable Members of the Town Council
Town of West Hartford
Office of the Town Clerk
50 South Main Street
West Hartford, Connecticut 06107

RECEIVED

AUG 18 2017

**TOWN COUNCIL OFFICE
West Hartford, CT**

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

860.652.4020 TELEPHONE
860.652.4022 FACSIMILE

RE: Change of Underlying Zone at 14 Mayflower Street from RM-3 to RP, Residential Parking, Zoning District.

Dear Mayor Cantor and Honorable Members of the Town Council:

Application is hereby filed on behalf of Udolf Mayflower 2 LLC owner of the undeveloped lot at 14 Mayflower Street and 1150 New Britain Avenue on which Tapas is located, and Udolf Mayflower LLC, owner of 8 Mayflower Street and 1152 New Britain Avenue (together, "Udolf Properties"), to change the underlying zone of 14 Mayflower Street from RM-3 to RP, Residence Parking. The change is requested to allow the lot, currently partially covered with asphalt and in disrepair, to be improved with landscaping, fencing and resurfacing to serve as an accessory parking area for the existing residential and business uses, *Tapas* in particular, located at the northeast corner of Mayflower Street and New Britain Avenue. The existing TND (Traditional Neighborhood Development) overlay zone will remain in place.

The RP zone is a residential zone that allows commercial parking as long as rigorous design criteria are met to protect adjacent residential neighborhoods. Not only are the design standards met with this application but the additional parking will immediately allow employees of those businesses to park on the lot rather than on Mayflower Street where some currently park. Prior to current ownership, the lot at 14 Mayflower Street had been used for parking.

Existing Conditions.

The blacktop surface that currently covers approximately half of the site is cracked and large concrete blocks were previously placed at the western end of the lot to prevent persons from entering onto the site. An asphalt curb prevents vehicles from accessing the lot from 8-10 Mayflower Street. While there is vegetation along the northern boundary, it is not designed vegetation and falls far short from being an attractive, landscaped buffer. That strip of vegetation and a six-foot high chain link fence today separate the lot from the residential property to the north.

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TOWN COUNCIL OFFICE
West Hartford, CT

Proposed Improvements.

The applicant proposes to make the following changes as detailed in the RP zone design plans accompanying this application:

- The asphalt curbing separating 8-10 Mayflower Street from 14 Mayflower Street will be removed. The two lots will be on the same level, allowing access between the two properties.
- The concrete blocks and chain link fence will be removed allowing the site to be used once again for supportive parking and significantly improving the appearance of the lot for users and neighboring residential properties.
- The lot will be newly paved to accommodate 16 parking spaces, reducing parking pressure on area streets.
- A fenced and landscaped dumpster enclosure will be installed at the end of the lot furthest from Mayflower Street as requested by town staff in initial discussions to improve existing conditions in the parking areas.
- A two-way driveway design to allow cars to go in and out at Mayflower Street will be employed to reduce any existing incentive for persons to park on Mayflower in order to access *Tapas* or the other businesses at the corner.
- A new, six foot tall solid fence will be installed to replace the chain link fence, and will run from the northeast corner of the lot along the property line for approximately 170' up to the building line on Mayflower Street, at which point it will become a 4' tall picket fence.
 - This change in height is required by the regulations and also presents a more pleasing and residentially-scaled hardscape improvement along Mayflower Street, allowing the landscaping at the front of the lot to enhance the Mayflower Street streetscape.
 - The new fence will serve as a complete visual buffer of the parking area beyond the building line for the adjoining residential property to the north.
- Extensive landscaping at the Mayflower Street entrance and along the northern and eastern boundaries will be installed.
 - Five red maple shade trees and four ornamental trees are proposed within the RP area, a mix of flowering pear and hornbeam, as well as spirea and lilac

ALTER
PEARSON, LLC
ATTORNEYS AT LAW

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shrubs (20) and viburnums (11), ornamental grasses (57), daylilies, and sedges are also planned.

- There will be one-way access into the new RP parking area from the *Tapas* site.
- Two down-lights are proposed within the landscaped buffer. They have been designed to insure no lighting will leak onto the residential property to the north.

Neighborhood Outreach:

The applicant has initiated an outreach effort in the neighborhood to both introduce the proposed RP change of zone concept and design plans, and to solicit input on changes that should be considered for incorporation into the plans for submission. The process of meeting with or contacting individual owners and residents has been ongoing since this spring. Those discussions resulted in changes to the location of a proposed pole light fixture in relationship to the residence at 20 Mayflower Street, and a redesign of the style of the new fence. A Preliminary Outreach Report prepared by Coursey & Company is attached and will be updated prior to the public hearing on the zone change application.

Compliance with §177-3, §177-34.D.(3) and §177-Attachment 4 Standards:

The purpose behind the RP district regulation, defined at Code §177-3, is to allow “for the development of parking facilities adjacent to business and industrial districts where the extension of other business activities would be detrimental to adjacent residential area. A high degree of control over the parking layout is necessary because of the proximity of parking and residential uses.” The Standards chart at Attachment 4 requires RP parking facilities to observe a front yard of at least ten feet including Type C screening. The desired effect of Type C screening as described in §177-34.D.(3) is complete visual screening of the parking and loading areas to consist of a hedge, screening fence or screening wall, or a combination thereof for a width of five feet where a fence or wall is used. The proposed plans meet these standards but more importantly, it does so by proposing an attractive and generous mix of deciduous, ornamental and flowering trees, shrubs, grasses and plantings framed by a handsome fence.

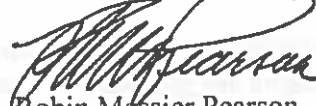
We look forward to presenting this application to the Town Council.

ALTER
PEARSON, LLC
ATTORNEYS AT LAW

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Very truly yours,

ALTER & PEARSON, LLC



Robin Messier Pearson

Attorneys for the Applicant and Owner.

Enclosures: This Application includes the following:

- (a) This Application letter;
- (b) Property Description for Proposed Zone Change 14 Mayflower Street West Hartford, Connecticut prepared by The Bongiovanni Group, Inc.;
- (c) Affidavit of Interest by Applicant;
- (d) Preliminary Outreach Report by Coursey & Company dated August 14, 2017;
- (e) Filing Fee, Town of West Hartford (application and signs); and
- (f) Plans entitled "Udolf Mayflower 2 LLC Change of Zone – 14 Mayflower Street RM-3 Zone to RP Zone Date: August 18, 2017" consisting of an Area Zone Change Map Cover Sheet and six additional plan sheets, prepared by The Bongiovanni Group, Inc, 170 Pane Road, Newington, Connecticut 06111. (2 full size and 20 reduced size sets).

(b)



THE BONGIOVANNI GROUP, INC.
Land Surveyors & Land Planners

**PROPERTY DESCRIPTION
PROPOSED ZONE CHANGE
14 MAYFLOWER STREET
WEST HARTFORD, CONNECTICUT**

A certain piece or parcel of land situated in the Town of West Hartford, County of Hartford and State of Connecticut, situated on the easterly side Mayflower Street, and shown as 14 Mayflower Street on a certain Map entitled "Property Survey, Resurvey, Prepared For Robert & Leonard Udolf, 1150-1160 New Britain Avenue & 8-14 Mayflower Street, West Hartford, Connecticut, Date: 8-04-17, Scale: 1"=20', The Bongiovanni Group, Inc., Land Surveyors", being more particularly bounded and described as follows:

Commencing at a point in the easterly street line of Mayflower Street, said point being the southwesterly corner of the parcel herein described;

Thence N08°-31'-17"W in said easterly street line of Mayflower Street a distance of 50.00 feet to a point;

Thence N81°-28'-43"E along land now or formerly Carmelo S. Magro a distance of 188.57 feet to a point;

Thence S00°-43'-22"E along land now or formerly Hare Associates, LLC a distance of 50.46 feet to a point;

Thence S81°-28'-41"W along land now or formerly Udolf Mayflower LLC a distance of 181.72 feet to the Point and Place of Beginning.

Said parcel contains 9,257 square feet (0.2125 Acres)

(c)

Affidavit of Interest

The undersigned being duly sworn hereby deposes and says that to the best of its ability:

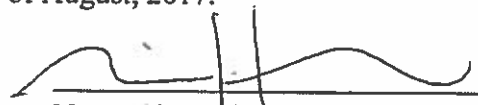
The names and addresses of any persons, firms, or corporations having a direct or indirect interest in a personal or financial sense in the request by Udolf Mayflower 2 LLC to change the underlying zone of 14 Mayflower Street from RM-3 to RP, Residential Parking, are as follows:

1. Udolf Mayflower 2 LLC, a Connecticut limited liability company and owner of the undeveloped lot at 14 Mayflower Street and 1150 New Britain Avenue on which Tapas is located, with a mailing address c/o Udolf Properties, 2475 Albany Avenue, Suite 205, West Hartford, CT 06117; and
2. Udolf Mayflower LLC, a Connecticut limited liability company and owner of 8 Mayflower Street and 1152 New Britain Avenue with a mailing address c/o Udolf Properties, 2475 Albany Avenue, Suite 205, West Hartford, CT 06117.

UDOLF MAYFLOWER 2 LLC

By: 
Robert Udolf, Its Managing Member

Subscribed and sworn before me this 18 day of August, 2017.


Notary/Commissioner of the
Superior Court



(d)



Public Affairs Communications

PO Box 271834 • West Hartford, CT 06127
860 232-9800 • chuck@courseyco.com

August 14, 2017

TO: West Hartford Town Planning and Zoning Commission
West Hartford Town Council

FROM: Chuck Coursey

RE: Preliminary Outreach Report
14 Mayflower Street Zone Change Application

Please find a preliminary outreach summary of contacts with stakeholders and neighbors for a zone change application for 14 Mayflower Street.

Outreach is a daily activity and will continue until all Town public hearings and meetings have been closed. Updated outreach reports will be provided at each public hearing.

The outreach area includes those properties within 300 feet of the subject property. A total of 14 homes and one business on Mayflower Street, 20 homes on Park Place Circle and 5 homes on Cortland Street are all being approached individually, as well as 25 businesses along New Britain Avenue (please also see outreach map).

In addition to neighboring property owners, outreach will also be conducted with the Elmwood Business Association and the West Hartford Chamber of Commerce's Economic Development Committee.

Again, this report will be updated prior to each public hearing to provide the most up to date information. Please feel free to contact me with any questions at 860 232-9800



MAYFLOWER STREET

XES BEAUTY LOUNGE
8 MAYFLOWER STREET
WEST HARTFORD, CT 06110

CHRISOULIS DAVID J + JOANNE M
or Current Property Owner
15 MAYFLOWER STREET
WEST HARTFORD, CT 06110
860-561-2414

5/18 - left message

5/19 - set up meeting for 5/23 at 1:30 PM with Joanne Deming

5/23 - met at 14 Mayflower and provided project overview and answered questions. Concerns included trash and the current dumping of trash on site, cut through through traffic and people loitering on the current Jersey Barriers

DEMING MARSHALL W + JOANNE M
or Current Property Owner
19 MAYFLOWER STREET
ELMWOOD, CT 06110
860-521-1834

5/18 - number not in service

5/19 - set up meeting for 5/23 at 1:30 with Joanne Chrisoulis

5/23 - met at 14 Mayflower and provided project overview and answered questions. Concerns included trash and the current dumping of trash on site, cut through through traffic and people loitering on the current Jersey Barriers

MAGRO CARMELO S - immediate abutter
or Current Property Owner
20 MAYFLOWER STREET
W HARTFORD, CT 06110

6/7 - meeting with Carmelo and Robert Udolf

6/22 - meeting with Carmelo, Rob Udolf, Alan Bongiovanni & Jeff Gebrian

CAO ALLEN L + ANGELA W
or Current Property Owner
21 MAYFLOWER STREET
WEST HARTFORD, CT 06110
NO NUMBER LISTED

LAWLER SANTINA B
or Current Property Owner
24 MAYFLOWER STREET
WEST HARTFORD, CT 06110
860-561-3379
5/18 - number not in service

TRUONG LINH
or Current Property Owner
28 MAYFLOWER STREET
WEST HARTFORD, CT 06110
NO NUMBER LISTED

LACASSE HEATHER
or Current Property Owner
29 MAYFLOWER STREET
WEST HARTFORD, CT 06110
NO NUMBER LISTED

SAMAKAAB HASAN
or Current Property Owner
30-32 MAYFLOWER STREET
WEST HARTFORD, CT 06110
NO NUMBER LISTED

PETKAITIS PETER N + RUTH M
or Current Property Owner
33 MAYFLOWER STREET
W HARTFORD, CT 06110
860-216-6812
5/18 - left message

ANDROSS PAMELA J + BRIAN S CARON
or Current Property Owner
36 MAYFLOWER STREET
WEST HARTFORD, CT 06110
860-461-0509
5/18 - left message

OCONNOR JANET S
or Current Property Owner
37 MAYFLOWER STREET
WEST HARTFORD, CT 06110
860-561-0685
5/18 - left message

MANFREDI ROBERT F
or Current Property Owner
38-40 MAYFLOWER STREET
WEST HARTFORD, CT 06110
860-561-5655
5/18 - set up meeting for 5/24 @ 2 PM
5/24 - visited resident's home. Resident had forgotten that meeting was scheduled and did not want to meet. Left additional project information and asked resident to contact me with any additional questions.

BRODERICK COLLEEN + ADAM VALENTINE

43 MAYFLOWER STREET
WEST HARTFORD, CT 06110
860-313-4452

5/18 - number not in service

SINDLAND SHELLY

or Current Property Owner
44 MAYFLOWER STREET
WEST HARTFORD, CT 06110
860-922-9045

5/10 - spoke with Shelly - set up meeting for 5/16

5/16 - Shelly had a conflict and could not meet. Will reschedule prior to public hearing.

CORTLAND STREET

MICHAUD JOHN

or Current Property Owner
20 CORTLAND STREET
W HARTFORD, CT 06110
860-521-3259

5/18 - number not in service

LUDWIG ROBERT

24 CORTLAND STREET
WEST HARTFORD, CT 06110
860-232-2914

5/18 - number not in service

SIMONS- DENCER CAROLE + HARVEY SIMONS

or Current Property Owner
28 CORTLAND STREET
WEST HARTFORD, CT 06110
860-561-1869

5/18 - number not in service

RAMALHEIRA JASON

or Current Property Owner
32 CORTLAND STREET
WEST HARTFORD, CT 06117
NO PHONE NUMBER LISTED

BOULTON SCOTT G + KARLEE J

or Current Property Owner
36 CORTLAND STREET
WEST HARTFORD, CT 06110
719-635-7284

5/18 - number not in service

NEW BRITAIN AVENUE BUSINESSES

Epstein Plaza
1148 New Britain Avenue

1150 NEW BRITAIN AVENUE
WEST HARTFORD, CT 06110
TAPPAS

1152-60 NEW BRITAIN AVENUE
WEST HARTFORD, CT 06110
CAFÉ LOUISE
BRISTLE & BLADE
ELMWOOD PIZZA & GRINDERS
FUSION
NEW ASIA

Q VENTURES LLC/Collins Medical Group
or Current Property Owner
1162 NEW BRITAIN AVENUE
W HARTFORD, CT 06110

1164-66 NEW BRITAIN AVENUE
WEST HARTFORD, CT 06110

GOBES YOLANDA B
or Current Property Owner
1168 NEW BRITAIN AVENUE
ELMWOOD, CT 06110

1170 NEW BRITAIN AVENUE LLC
or Current Property Owner
576B MOUNTAIN ROAD
WEST HARTFORD, CT 06117

1172-74 NEW BRITAIN AVENUE
WEST HARTFORD, CT 06110

BANK OF AMERICA
1161 NEW BRITAIN AVENUE
WEST HARTFORD, CT 06110

JFL BEAUTY GROUP LLC - MODA-REY SALON & SPA
1157 NEW BRITAIN AVENUE
W HARTFORD, CT 06110

NEW ASIA CHINESE KITCHEN
1155 NEW BRITAIN AVEUNE
WEST HARTFORD, CT 06110

ALYCE CARELLA DANCE CENTRE
1153 NEW BRITAIN AVENUE
WEST HARTFORD, CT 06110

SAMS FOOD STORES
1149 NEW BRITAIN AVENUE
WEST HARTFORD, CT 06110

1147 NEW BRITAIN AVENUE
SIGNPRINT
GREEN MAN STUDIO
CLOCK REPAIR

1143 NEW BRITAIN AVENUE
DOMINOS PIZZA
ESQUIRE
ALLSTATE
PILATES DEFINED

PARK PLACE CIRCLE

RINI JONATHAN A
47 PARK PLACE CIRCLE 39- I
WEST HARTFORD, CT 06110

OHAYON JACK I + LISA D
45 PARK PLACE CIRCLE 38- I
WEST HARTFORD, CT 06110

GAROZZO STEPHANIE
43 PARK PLACE CIRCLE 37- R
WEST HARTFORD, CT 06110

CORNILEUS TONYA
41 PARK PLACE CIRCLE 36- I
WEST HARTFORD, CT 06110

NOWLAN JOANNA TOZZI + BRETT
63 PARK PLACE CIRCLE 51- I
WEST HARTFORD, CT 06110

KOKKINOS ANASTASIA M + RAPTIS MARKOS
61 PARK PLACE CIRCLE 50- I
WEST HARTFORD, CT 06110

MCLAUGHLIN ANNE V
59 PARK PLACE CIRCLE 49- I
WEST HARTFORD, CT 06110

57 PARK PLACE CIRCLE
WEST HARTFORD, CT 06110

WALSH SARA
54 PARK PLACE CIRCLE #46D
W HARTFORD, CT 06110

SNAYD MARY ELLEN + RICHARD
52 PARK PLACE CIRCLE 45- Q
WEST HARTFORD, CT 06110

YOUNG NAOMI B
50 PARK PLACE CIRCLE 44- R
WEST HARTFORD, CT 06110

48 PARK PLACE CIRCLE
WEST HARTFORD, CT 06110

SHE LIPING
46 PARK PLACE CIRCLE
W HARTFORD, CT 06110

44 PARK PLACE CIRCLE
WEST HARTFORD, CT 06110

MURPHY JOHN M + HOWELL LAURA K
68 PARK PLACE CIRCLE 53- H
WEST HARTFORD, CT 06110

CAMPBELL CASEY ELLEN + CRAIG RUSSELL
70 PARK PLACE CIRCLE 54- I
WEST HARTFORD, CT 06107

HANNOUSH EDWARD + AMADO TATIANA
72 PARK PLACE CIRCLE 55- I
WEST HARTFORD, CT 06110

PHULWANI, PRIYA M
74 PARK PLACE CIRCLE 56- I
WEST HARTFORD, CT 06110

76 PARK PLACE CIRCLE
WEST HARTFORD, CT 06110

78 PARK PLACE CIRCLE
WEST HARTFORD, CT 06110

(e)

UDOLF

60410

DATE		INVOICE NO.		DESCRIPTION		INVOICE AMOUNT		BALANCE	
7-20-17		1150NBA-7/		1150 NEW BRITAIN AVE		800.00		800.00	
CHECK DATE		7-20-17		CHECK NUMBER		60410		TOTALS	
						800.00		800.00	

60410

UDOLF
2475 ALBANY AVENUE, SUITE 205
WEST HARTFORD, CT 06117
PH. 860-232-1729



Pay: *****Eight hundred dollars and no cents

DATE
July 20, 2017

CHECK NO. AMOUNT
60410 \$*****800.00

PAY TO THE ORDER OF
TOWN OF WEST HARTFORD
50 SOUTH MAIN ST.
W. HARTFORD, CT 06107



AUTHORIZED SIGNATURE

⑈060410⑈ ⑆211170101⑆10 0010822692⑈

